

**Florida Building Commission**  
**Rehabilitation Code Ad Hoc Committee Report**

November 5, 2001  
Rosen Plaza Hotel  
9700 International Drive  
Orlando, Florida

**Attendees**

Nick D'Andrea, Acting Chair	Dan Shaw	Karl Thorne
Ed Carson	Christ Sanidas	George Wiggins
John Calpini	Leonard Lipka	Steve Bassett for Sam Walthour

**Committee Objectives**

- To Review and Discuss Legislative Intent
- To Receive Comments from Interested Parties
- To Discuss Recommendations to the Legislature
- To Summarize and Review Meeting Work Products, Assignments and Next Steps

**Overview**

The meeting was declared open at 10:10 a.m. by Mr. Nick D'Andrea, acting chair. Mr. D'Andrea discussed the issue of starting without a quorum and reviewed the meeting objectives and agenda. Suzanne Schmith discussed the legislative intent and relayed a conversation with Representative Bennett regarding the issue. Jeff Blair discussed the process and what had been accomplished by the Committee in the past. A short presentation was made by Mr. David Hattie, HUD consultant regarding rehab code development process in other states. Mr. Tom DeYampert, City of St. Petersburg, Housing and Community Development made a presentation about the affects a rehab code could have on affordable housing. Mr. John Barrow, City of Gainesville, briefly discussed the benefits a rehab code could have with both affordable housing and redevelopment. There were lengthy discussions on rehab code related issues including affordable housing, Chapter 34 of the Florida Building Code and recommendations to the Legislature.

Quorum was reached at 10:40 with the arrival of Mr. Steve Bassett, sitting in for Mr. Sam Walthour.

The meeting agenda and minutes from the last meeting were approved unanimously.

Comments on rehab code:

- Include a rehab code as amendment to Chapter 34 of the FBC, format suggestion.
- What legislative changes may be required to implement a rehab code?
- Rationale for a rehab code:
  - Predictability
  - Proportionality

- Define scopes of work more concisely
- Renovation, alteration, reconstruction by levels of alteration

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- Per cent of area altered as criteria
- Egress - hazardous levels
- Low-income housing and urban blight are critical elements, need for rehab code
- Repairing existing buildings creates wealth for low-income people, code should facilitate ability to rehab existing buildings

- Move forward with separate rehab code for sustain ability and smart growth
- Currently the Code provides disincentives for reading existing buildings
- Separate one/two family and commercial buildings.
- Review Chapter 34 FBC
- Conduct public hearings on need issues
- Research and develop for one year
- Support for review of existing Chapter 34 FBC and public hearings.

### Issues:

- Separate or Chapter 34 FBC?
- Separate residential and commercial?
- Review Chapter 34 FBC for adequacy and make changes as needed.
- **Motion:**
  - (1) Feasibility - yes to develop
  - (2) To determine whether it should be stand-alone code or part of Chapter 34 FBC
  - (3) Assess effectiveness of FBC appropriate sections and public testimony over next year and make changes as needed based on evaluation. Lipka/Calpini

Amendment to motion offered by Dick Browdy and accepted by Lipka/Calpini:

- (4) Owner occupied one and two family residential preservation code be immediately developed separate from rehab code for preservation of housing stock. Rehab thresholds should be based on per cent of space/square footage and not value.
- (5) Request legislative authority as needed to implement.

**Vote on amended motion:** Unanimous in favor. Motion passes.

- **Motion:** Move to have Legislature adopt appropriate appendix to the International Residential Code (IC) and amend as needed by rule as attachment to Chapter 34. Bassett/Shaw

After discussion, Mr. Shaw withdrew his second and the motion failed.

- **Motion:** Move to have staff review and bring back recommendation to Commission for best implementation procedure. Lipka/Carson  
**Vote:** Unanimous in favor. Motion passes.

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- **Motion:** Move to have staff to develop report outline to include rationale for feasibility, report format and appendices. Lipka/Carson  
**Vote:** Unanimous in favor. Motion passes.

### **Conclusion**

The meeting was adjourned at 11:45 a.m.